

REAL ESTATE COMMISSION  
Professional & Vocational Licensing Division  
Department of Regulatory Agencies  
State of Hawaii

MINUTES OF MEETING

Date: Friday, April 30, 1982

Place: Senate Conference Rm 4, 2nd Flr  
State Capitol Bldg, Honolulu, Hawaii

NOTE: Notice of change of meeting place  
was posted on door of Board Room,  
Kamamalu Bldg, 1010 Richards St.

Present: G. A. "Red" Morris, Chairman  
Edwin H. Shiroma, Vice Chairman  
Joseph F. Blanco, Member  
Tadayoshi Ishizu, Member  
Toru Kawakami, Member  
Constance B. Smales, Member  
Ralph S. Yagi, Member  
Gregg T. Yamanaka, Member  
  
Glenn M. Adachi, Acting Executive Secretary  
Saeko Whang, Secretary  
Hannah Furuta, Acting Real Estate Education  
Specialist

Dean David Bess, College of Bus. Admin., U. of H.  
Prof. Larry E. Wofford, Present Chairholder  
William Wood of WRW, Inc.  
Pepi Nieva of WRW, Inc.

Absent: Gloria Damron, Member

Call to Order: Chairman G. A. "Red" Morris called the meeting  
to order at 8:50 a.m.

It was noted that the agenda for today's meeting  
was filed on Friday, April 26, 1982 at the  
Lt. Governor's Office in compliance with the  
Sunshine Law.

Minutes: Upon motion by Edwin Shiroma, seconded by  
Tadayoshi Ishizu, Commission unanimously approved  
the minutes of February 26, 1982 as circulated.

Committee  
Reports: Real Estate Education Advisory Council

Joseph Blanco, Education Chairman, reported  
that Executive Secretary made some language  
changes in the Real Estate Chair contract  
regarding the question over the ownership

of research material. The compromise is that if anything produced under the direction of the Commission, it becomes the property of the Commission; any other research done on their own becomes their property.

Joseph Blanco moved and Constance Smales seconded to amend the Real Estate Chair contract as per Executive Secretary's recommendation. Motion carried unanimously.

Joseph Blanco reported that in the SSRI study, the following were recommended (1) inventory educational courses that are being held in Hawaii and (2) get a profile on what the licensees are doing.

Keeping in line with the recommendation, Prof. Larry Wofford submitted a proposed 6-page questionnaire on the profile of licensees for Commission's review and approval. He explained that this questionnaire will be mailed to 3,000 licensees and he hopes to get the results to the Commission for the July meeting.

Following discussion, Joseph Blanco moved and Ralph Yagi seconded to approve the proposed research study. Motion carried unanimously.

Joseph Blanco moved and Edwin Shiroma seconded to appropriate \$3,500 for this statistical analysis questionnaire. Motion carried unanimously.

#### Education Committee

Until Commission can find a permanent real estate education specialist, Joseph Blanco recommended that we take on Crocker Liu as the interim educational specialist. Crocker Liu has written that he will be available from May 21 to August 26, 1982.

Blanco stated that as far as salary is concerned, Commission should continue at the same rate as Sandy Holck. Crocker will assume Sandy Holck's duties.

Hannah Furuta will continue as secretary to Crocker Liu.

After discussion, Joseph Blanco moved and Ralph Yagi seconded to hire Crocker Liu as the interim real estate educational specialist for term commencing May 25, to August 15, 1982. Motion carried unanimously.

Investigations:

Ralph Yagi moved and Toru Kawakami seconded to accept the recommendations of the Complaint Review Committee. Motion carried unanimously.

RE-81-9 Great Hawaiian Realty, Inc.

Referral from Contractors License Board. Complainant stated that her complaint is against contractor, not the agent and declined to make a statement. Dismiss complaint.

RE-81-208 Gisela Mahukona and Earl Thacker, Ltd.

To dismiss complaint. Appears personal relationship between Taylor and Complainant created problems with the listing.

RE-81-213 Hawaiian Properties, Ltd.

To refer the matter to Attorney General's office for alleged violation of §16-99-3(6).

RE-82-04 Faith Realty, Inc. and Robert James

To refer alleged violations of Robert James to the Attorney General. Dismiss alleged violations against Faith Realty, Inc., license was forfeited and no principal broker.

New Business:

LICENSING

Corporation

Edwin Shiroma moved and Tadayoshi Ishizu seconded to add Denis Realty, Inc. under corporate name. Motion carried unanimously.

All Islands Realty, Ltd. - 109 Wailuku Townhouse  
Flora-Jane Ricketts, pb Bldg, Wailuku

The Aloha Group, Inc. - 1314 So. King St.,  
Jack E. Brasher, pb Ste 856, Hon.

B & B Investments, Ltd. - 190 So. King St.  
Albert Bernard Bays, pb #2200, Hon.

Minutes of Meeting of April 30, 1982

Edwin Chu Realty, Inc. - 1055 Kalo Pl., Ste 102  
Edwin D. M. Chu, pb Hon.

Commercial Investment Management Company, Inc.  
dba CIM Properties - 1405 No. King St., Ste 200  
Thomas T. Matsuoka, pb Hon.

Consolidated Resorts, Inc. - 98-211 Pali Momi  
Edwin Steve Rummel, pb St., Ste 615, Aiea

Deka & Associates, Ltd. - 1164 Bishop St.,  
David J. Deka, pb Ste 602, Hon.

Denis Realty, Inc. - 45-1144 Kam Hwy, Kaneohe  
Paul Denis, pb

DHF Capital Corporation - 735 Bishop St., Ste  
Stephany L. Sofos, pb 308, Hon.

Glen & Associates - 908 Bethel St., 1st Flr,  
Mark Glen, pb Hon.

H & S Realty, Inc. - 1750 Kalakaua Ave.,  
Barbara Wright, pb Ste 3404, Hon.

HAIK Enterprises, Inc. - 1314 So. King St.  
Lyle G. Anderson, pb Hon.

Hanalei North Shore Properties, Ltd. - 4244-A  
Kilauea Rd., Kilauea  
Gordon L. Haas, pb

Harbinger International Hawaii Marketing, Inc. -  
2310 Kuhio Ave., Hon.  
Charles B. Fey, pb

Holiday Realty, Inc. - 2222 Kalakaua Ave.,  
Naomi F. Damo, pb Ste 1100, Hon.

KLM Properties, Inc. - 700 Bishop St., Ste 601  
Kenneth L. Morrison, pb Hon.

Pacific Resorts International Incorporated -  
2301 Kuhio Ave., #302, Hon.  
William P. Bolton, III pb

Punahou Management, Inc. - 217 So. King St.,  
Harry T. Mizobe, pb #204, Hon.

RESMAR Corp. - 841 Bishop St., Ste 1620, Hon.  
Robert A. Silverman, pb

Time Sharing Vacation Resorts, Inc. - 2222  
Kalakaua Ave., Ste 1409, Hon.  
Howard Meskin, pb

Vacation Time Share, Ltd. - 658 Front St.,  
Dennis Oseto, pb #163 A&B Lahaina

Branch Office

Charlee & Associates, Ltd. - 46-022 Alaloa St.  
Dayton F. Caple, bic Ste 215, Kaneohe

Hicks Realty, Inc. - 2331 S. Beretania St. Hon.  
Shinya Tanaka, bic

Intersource Realty, Inc. - Ala Malama St. (near  
Kamoi St.,) Molokai  
Norman L. Harney, bic

Red Carpet-Noe Realty - 524 Kinooole St., Hilo  
Henrietta L. Lopez, bic

Waikiki Kona, Inc. - 75-5665 Alii Dr., H3  
Kelly McCabe, bic Kailua-Kona

Tradenname

Bali Land Co. - Barry Chung, dba

Angie Baptista Realty - Angeles D. Baptista, dba

ERA Pacific Land - Pacific Land, Inc. dba

Gilman Realty - Ruth A. Gilman, dba

Rudy T. Hirota, Broker - Rudy T. Hirota, dba

Foster Hull Realty - Foster M. Hull, dba

Jett Pacific Properties - James F. Jett, dba

Kelly-Hemmings Real Estate - Roberta J. Kelly-  
Hemmings, dba

Clifford Lee, Broker - Clifford Y. S. Lee, dba

Wm Magers, Broker - William W. Magers, dba

Pan Asia Realty - Lowe & Lowe Realty, Ltd. dba

Paradise Realty - Eleanore Drozd, dba

The Property Shop - Charles H. Bond, dba

Seaview Realty - Frank J. Procz, dba

H. P. Smith - Howard P. Smith, dba

David Stevenson Realty - David L. Stevenson, dba

Corp. Name Change

The Polo Beach Club Realty Co., Inc. - formerly  
Billfisher Realty, Inc.

Transcott Investments, Inc. - formerly H. & S  
Realty, Inc.

DBA Name Change

Walt Flood Realty - formerly Flood Associates

Joseph Blanco moved and Edwin Shiroma seconded to ratify staff's action in approving the corporate, branch office, tradename, corporation name change and dba name change applications excepting HAIK Enterprises, Inc. and Time Sharing Vacation Resorts, Inc. Denis Realty Inc. approval is subject to Division of Business Registration approving the articles of incorporation. Motion carried unanimously.

Restorations

Edith L. Chow

Gregg Yamanaka moved and Joseph Blanco seconded to waive the educational requirement and allow Edith Chow to take the salesman exam on 1 time basis. Motion carried unanimously.

Ernest K. Dias

Joseph Blanco moved and Gregg Yamanaka seconded to deny restoration of Ernest Dias' real estate license on the basis that information contained in his application and supporting document did not satisfy the Commission that he was still qualified to hold a license. Motion carried unanimously.

Blayne R. LaFontaine

Upon motion by Joseph Blanco, seconded by Constance Smales, Commission unanimously

denied restoration of Blayne La Fontaine's real estate salesman license on the basis that information contained in the application did not clearly show that he was still qualified to hold a license.

Derek S. Nakamura

Joseph Blanco moved and Edwin Shiroma seconded to deny restoration of Derek Nakamura's real estate salesman license on the basis that information contained in his application did not satisfy the Commission that he was still qualified to hold a license. Motion carried unanimously.

Masaru Nakamura

Upon motion by Edwin Shiroma, seconded by Joseph Blanco, Commission unanimously approved restoration of Masaru Nakamura's real estate salesman's license.

Axel K. Obara

Edwin Shiroma moved and Joseph Blanco seconded to approve Axel Obara's real estate license subject to payment of penalty of \$200 on the basis that applicant has demonstrated that he has been actively involved in real estate in Hawaii during the period his license was forfeited.

Felipa Williams

The Commission reviewed the application and supporting documents. Applicant did not demonstrate recent activity related to real estate in Hawaii.

After discussion, Constance Smales moved and Joseph Blanco seconded to waive the educational requirement and permit Felipa Williams to sit for the real estate salesman exam on a 1 time basis only. Motion carried unanimously.

George Yamamoto

Edwin Shiroma moved and Tadayoshi Ishizu seconded to add this matter to the agenda. Motion carried unanimously.

Tadayoshi Ishizu moved and Edwin Shiroma seconded to approve restoration of George Yamamoto's real estate salesman license subject to payment of a penalty fee of \$100 on the basis that applicant has demonstrated that he has been involved with real estate in Hawaii during the period of forfeiture.

Miscellaneous:

NARELLO Western District Meeting

The Commissioners, in their discussion, reassessed the plans for the Western District meeting due to very poor response from the members. Executive Secretary reported that at last count 4 states indicated that they were not sending anyone and five states indicated only 1 member would be attending.

Edwin Shiroma moved and Ralph Yagi seconded to authorize the Executive Secretary to make phone calls to each of the western states for a count of the the number of members who plan to attend.

Constance Smales moved and Joseph Blanco seconded that if there were less than 50 delegates, not including Hawaii delegates, to the Western District meeting, Commission to cancel the meeting. Motion carried unanimously.

Public Hearing:

Edwin Shiroma moved and Toru Kawakami seconded to adjourn the Commission meeting, hold the public hearing on the rules and to reconvene the Commission meeting after the public hearing. The motion carried unanimously and the meeting was adjourned at 11:00 a.m.

Reconvene:

The meeting was reconvened at 1:30 p.m. The Commission reviewed the testimony that was presented at all the public hearing. After discussion, upon motion by Toru Kawakami, seconded by Edwin Shiroma and by unanimous vote, the proposed amendments to the rules that were circulated were adopted with the following additional amendments:

1. page 2 - Defer amendment to definition of "commingling" and leave existing definition.
2. page 3 - Amend definition of "site office" to require approval by Commission, to place 6-month time limit and to require Commission approval for an extension.



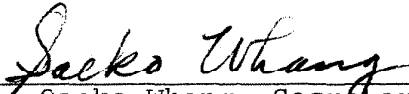
3. page 4 - §16-99-3(c): Add the phrase "and disclose" after the word ascertain on line 1 of the sub-section.
4. page 4 - §16-99-3(g): Delete last sentence from the sub-section.
5. page 4 - §16-99-3(j): Delete all proposed amendments to the sub-section.
6. page 5 - §16-99-3(m): Delete phrase "an appropriate agency of government" on lines 3 and 4.
7. page 5 - §16-99-3(r): Change the word "employment" to "experience" on line 3.
8. page 5 - §16-99-3(s): Add the phrase "or chapter" after the word section on line 2.
9. page 7 - §16-99-5(a): Delete the last sentence to the sub-section.
10. page 7 - §16-99-5(d): Delete the last sentence to the sub-section.
11. page 8 - §16-99-7: Delete the words ". . . received by commission. The deadline for payment of renewal fees shall be no later than December 31 of each even-numbered year." Retain original wording in first sentence of the section.
12. page 8 - §16-99-8: Change the word "annual" to "biennial" on line 2.
13. page 9 - §16-99-11(a): Revise format for clarification, listing requirements.
14. page 10 - §16-99-11(d)(1): Amend language to reflect the relative heights of lettering and not the area of lettering in determining size of franchise and broker name.
15. page 10 - §16-99-11(d)(2): Amend language to exclude classified ads of 3 column inches or less and yard signs from independent ownership requirement.
16. page 11 - §16-99-18(b): Delete phrase ". . . at time of filing of the application for . . ." on lines 2 and 3 and insert the phrase ". . . by the date of . . ."

17. page 12 - §16-99-20: Remove brackets around "(a)" and at end of sub-section (b).
18. page 16 - §16-99-38: Insert the phrase ". . . or equivalent as determined by the commission . . ." after the word listing on line 7 and leases on line 8.
19. page 17 - §16-99-39(a): Add exemption for a property manager with approved designation.

Adjournment:

There being no other business to transact, the meeting was adjourned at 2:30 p.m.

Taken and recorded by:

  
Saeko Whang, Secretary

APPROVED:

  
GLENN M. ADACHI  
Acting Executive Secretary